

**CARNEYS POINT TOWNSHIP MEETING  
REGULAR MEETING MINUTES  
OCTOBER 2, 2019**

The Regular Meeting of the Township Committee was held on the above date at the time of 6:00 p.m. Committeemen Pelura, Bomba, Dowe, Newton and Brown were present. Also present at this meeting were M. Stout-CMFO/Administrator, J. Proffitt- Clerk, G. Krivda Police Chief, S. Cosaboon-Engineer and A. Telsey-Solicitor.

Mayor Brown called the meeting to order and read the **Open Public Meeting Act**. He led the **Pledge of Allegiance to the Flag**. **Roll call** was taken.

The Mayor asked Mr. Cosaboon to give the Committee an update on projects. Mr. Cosaboon mentioned the 2019 NJDOT Municipal Aid State Road Reconstruction project of resurfacing Bianca Ave. from Shell Road to Erie Ave. He said the surveying has been completed. The bid process will be done this winter with a tentative start date of Spring 2020. Mr. Cosaboon mentioned the resurfacing of the Municipal Parking Lot. He said it too has been surveyed and will look for a good time to bid the project with repaving next year. He moved on to Boutown Creek and the plug in the pipe leading to DuPonts. He said after many, many calls he is now waiting for a license to plug the pipe. He said he received a verbal commitment that he will get the ok to proceed next week. Mayor Brown thanked him for his time getting this fixed.

Mr. Bomba proceeded with the **Departmental Reporting**. Mr. Bomba mentioned the Industrial Commission not having a meeting until the end of the month due to being off for Columbus Day. He said the Fire/Ambulance will be holding a quarterly meeting on October 8<sup>th</sup>. There was no report for the Emergency Management Office. Mr. Bomba said 40/540 is paving corner and painting strips. He said the traffic has be diverted during these times. He said they are still waiting on signs.

Mr. Newton said he wanted to make clear a clerical error from the last meeting on the Construction Report. Mr. Newton said the total year to date amount should have been \$1,082,365.00. Mr. Newton said the Chief also has a report for the Police Dept. Chief Krivda said the Department applied for a grant for \$1,164.00 and the check came in for \$3,000. He phoned the Grant Administrators to find out if this is incorrect to be told the amount is correct. They had extra money and dispersed it to our Police Dept. Chief Krivda said he and a Lieutenant attended a JIF Seminar last week and it was good.

Mayor Brown mentioned attending the JIF monthly meeting on Monday. He has continued to send training and safety bulletins out. He gave an update on the NJDOT round about on Rt 130 and Hollywood Ave. He said cones have been placed. South State has until April 2020 to finish this project. As he has said before, avoid this area if you can.

Mr. Dowe mentioned the Courts will be discussed later for contractual topics. The Recreation Commission will be holding Halloween in the Park (Rec. Complex) on October 23<sup>rd</sup>. Mr. Dowe mentioned the Police Chief attending the school to speak to the children. He said Penns Grove Police also attended. The next event at the school with the Police will be on cyber bullying.

Mr. Pelura said he had received a few calls on stray cats. He said he phoned Ned Shimp our Animal Control Officer. He said traps will be set and the cats will be removed. If this happens, he said to give him a call or let someone know so it can be dealt with.

Mr. Dowe made a motion to approve the reports, seconded by Mr. Bomba and all were in favor.

Mayor Brown asked for a motion to approve **all properly audited vouchers in the amount of \$52,170.52**. Motion was made by Mr. Pelura, seconded by Mr. Newton and all were in favor. A motion was made by Mr. Bomba to approve the **Regular Committee meeting minutes from September 18, 2019**. Seconded by Mr. Newton and all were in favor.

#### **RESOLUTION 2019-178**

##### **CANCELING GEORGE & NYDA WRIGHT'S ESCROW**

Mr. Pelura made a motion to cancel the escrow with the Planning Board due to Lippincott, Jacobs Consulting Engineers going out of business. Seconded by Mr. Newton and a unanimous vote was taken.

#### **RESOLUTION 2019-179**

##### **ENTER INTO A COOPERATIVE PRICE AGREEMENT FOR NATURAL GAS**

Motioned by Mr. Bomba to authorize the Township to enter into a Cooperative Pricing Agreement for three years ending November 30, 2022. Natural Gas will be purchased. Seconded by Mr. Dowe and a unanimous vote was taken.

#### **ORDINANCE 949**

##### **AN ORDINANCE ESTABLISHING TOWING FEES**

Mayor Brown opened this ordinance up for public questions or comments. With none this portion was closed and Mr. Pelura made a motion to adopt, seconded by Mr. Dowe and a unanimous vote was taken.

#### **ORDINANCE 950**

##### **AN ORDINANCE APPROPRIATING THE SUM OF \$180,000 TO BE USED FOR THE RECONSTRUCTION OF BIANCE AVENUE FROM SHELL ROAD TO ERIE AVENUE, WITHIN THE TOWNSHIP OF CARNEYS POINT, COUNTY OF SALEM, NJ**

Motion to introduce was made by Mr. Bomba, seconded by Mr. Newton and all were in favor.

Under **Correspondence** Mayor Brown mentioned a letter from NJ DEP regarding the water main extension permit for the warehouse distribution center. Mayor Brown said NJ American Water will not install the extension needed.

Under **Old Business** Mr. Dowe said he spoke to a few residents at the CP Senior Complex across the street. One of their concerns is the rent keeps going up, even in the middle of the year. He said they won't say anything because they are afraid to be evicted. Mr. Telsey said this is a private issue. Mr. Telsey said there is no rent control here. Mayor Brown said they should call the DCA at the State. Mayor Brown suggested having a group of residents get together with the owner to discuss this. Mr. Pelura said they have to follow the rules of Affordable Housing. Call the DCA or hire an Attorney. Mayor Brown said PRAC can assist if needed.

Under **New Business** Mayor Brown mentioned a proposal for Professional Services on the NJDEP Stormwater Audit response. Mrs. Stout mentioned they will be assisting Mr. Santogrossi at a cost of \$1,300. Mr. Bomba made a motion to approve the Mayor signing the proposal, seconded by Mr. Dowe and all were in favor.

At this time the Mayor went back to the Presentation by Dan McGreevy with D2-Organization.com. Mr. McGreevy apologized for being late. He said his firm focuses on acquiring land and repositioning it for new development. The work mainly with brownfields, industrial facilities and obsolete land. Mr. McGreevy went on to say what projects they are working on in the area. He said he was looking at the Clemente Property on Rt. 130. Mayor Brown discussed how they met and that this firm may be able to assist the Township. Mr. Dowe asked how his firm makes money. Mr. McGreevy said they are the developer for the property. He said he likes to do the horizontal aspects of the land not the vertical. Mayor Brown asked if any resident has any questions. Ms. Griffith asked how much will this cost the Township. Mr. McGreevy said he hopes to not cost the tax payers anything. Martin Cleary of Broad St. said he does not want another Chemical Company put there. Mr. Cleary said the hazardous waste in that area is deep. He is not sure how that can be removed. Mr. McGreevy said with there are many new technologies to clean the land. He said he is not interested in Chemical Companies.

**Public Participations:** Joe Wright of Grandview Court mentioned he has been looking for some legal paperwork that was mailed to his house but never arrived. He said there must be a problem with the mail. He said he went to Penns Grove Post Office to be told he needed to go to Pennsville. He said he even called Belmar the regional center and has gotten no help. Mayor Brown said the Committee can send a letter to Pennsville stating there has been problems here.

Almeda Johnson of DuPont Road spoke about the Senior Apartments and the rent increase. She said a letter was put in the doors indicating the resident owes \$900 by the end of the week. This letter was showed to the Office. She mentioned the Comcast bill also. She has been told the cable is free but some people are paying a lot for their cable. People are afraid to be evicted if they speak up. Mr. Telsey said reach out to SJ Legal Services. Mayor Brown reminded her to call the DCA at the State for help.

David Sparks of Tyler Ave. started with the Public Works Dept. does a great job. That being said he asked when was the last time a ticket for littering was written. He said each Sunday he goes to the Sakima Club and picks up a full trash can of trash thrown along the roadway. He said something needs to be done such as signs or fines. Lastly, he addressed the condition of Route 130. He said it is a hazard. The State has stated work is going to be done in 2020 but he feels this should be done now. The Mayor thanked him for his comments.

Alisia Word of Chester Ave. in Deepwater is asking who owns a lot behind her house. She said her and her husband have been caring for this property and would like to purchase it. She was told there are liens on the property. Mr. Pelura and Mrs. Stout said after the meeting they will look into who owns the lot. She asked if they do purchase this could the alleyway be vacated. Mr. Cosaboon said the Engineers Office could look into vacating the alleyway.

With no more questions or comments this portion was closed and the Mayor asked for a motion to go into Executive Session.

**RESOLUTION 2019-180**

**EXECUTIVE SESSION**

A motion was made by Mr. Dowe and seconded by Mr. Brown to reconvene into Executive Session. A unanimous vote was taken. The regular meeting ended at 7:01 pm.

A motion was made by Mr. Dowe to reconvene in regular session, seconded by Mr. Brown and all was in favor. The regular meeting reconvened at 8:13 pm with the following discussion taken place:

Mr. Pelura asked how much does the Township Committee want to get involved with the rent issues at the Senior Apartments. This issue has come up not only across the street but also in the apartments around town. The Mayor said not at all, we can advise them to seek help with the DCA or hire an attorney but this Committee can not do anything. Mayor Brown said in the past we have sent our Code Officials there for various reasons but the rent is out of our control.

With no further business to discuss a motion was made by Mr. Bomba to adjourn and seconded by Mr. Brown. Motion passed with five affirmative votes. Meeting adjourned at 8:22 p.m.

Approved: 10-16-2019

  
June Proffitt, Township Clerk